



HOPKINS & DAINTY

ESTATE AGENTS



Hemlock Road, Coalville, LE67 3NZ

£250,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this spacious and most impressive three bedroom semi detached family home with a lounge and kitchen/diner; three bedrooms and two bathrooms. Set on a modern residential estate with ready to move into accommodation, benefiting from gas central heating and double glazing. The accommodation has to offer: Entrance hall, downstairs W.C; lounge and a kitchen/diner. On the first floor there are three good sized bedrooms (the master having an En-suite shower room) and the family bathroom with an over bath shower.

Outside there is an enclosed side lawn garden and driveway parking for two cars.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hall



Accessed via a front entrance door, with double glazed side panels. Having a radiator and stairs rising to the first floor. Doors leading off.

Kitchen/Diner 16'1" x 12'9" (4.91 x 3.89)



Lovely kitchen/dining room with French doors opening onto the garden. Fitted range of gloss fronted base and wall units with work surfaces and an inset sink and drainer with a mixer tap. There is a built in double electric oven, gas hob and hood, along with an integrated dishwasher and washing machine. Boiler cupboard housing the wall mounted gas boiler, a radiator and double glazed front and side windows.

Lounge 16'2" x 10'2" (4.93 x 3.11)



Dual aspect sitting room with double glazed front and side windows providing natural lighting. A radiator and a built in under stairs storage cupboard.

Guest WC



Two piece suite comprising WC and wash hand basin. Radiator, tiled flooring and an extractor vent.

First Floor Landing

Built in airing cupboard housing the hot water cylinder. A radiator and doors leading off.

Master Bedroom 11'10" x 10'2" (3.61 x 3.11)



Dual aspect master bedroom with double glazed front and side windows, a radiator and door to:

En-Suite Shower Room 10'2" x 3'11" (3.11 x 1.20)



Comprising shower enclosure, wash hand basin and WC. A heated towel rail, extractor vent and a double glazed side window.

Bedroom 2 12'7" x 8'7" max. (3.84 x 2.64 max.)



Second double bedroom with double glazed front and side

windows and a radiator. Access to the loft space via a pull down ladder, this part of loft is partially boarded.

Bedroom 3 12'9" x 7'2" max. (3.90 x 2.19 max.)



Third bedroom with a radiator, double glazed side window and access to the loft space via a pull down ladder. This part of the loft is partially boarded with lighting.

Bathroom 6'6" x 6'2" (1.99 x 1.88)



Three piece suite comprising bath with a shower over and screen; wash hand basin and WC. Tiled splashbacks, a radiator, extractor vent and a double glazed front window.

Frontage



To the front of the property there is a border garden with a hedge boundary and path to the entrance door.

Garden



Enclosed lawn and patio garden with a wall and fence boundary. Gated access to the driveway.

Driveway Parking



To the side of the property, there is a driveway providing off road parking for two cars.

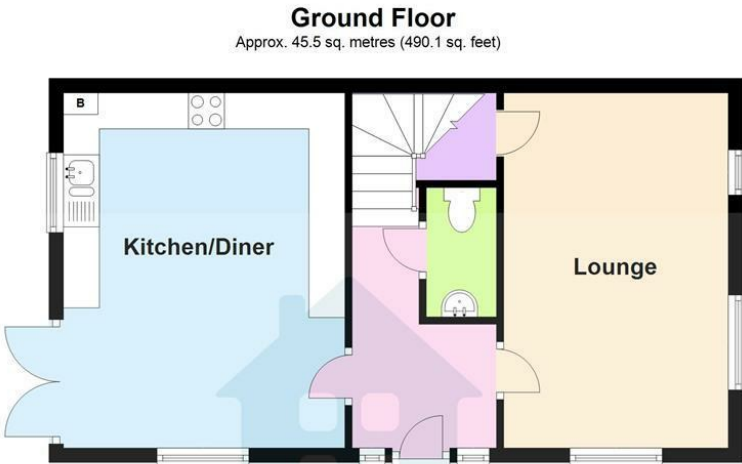
Solar Panels

We are informed that the solar panels were installed when the property was first built and as such they belong to the house.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan



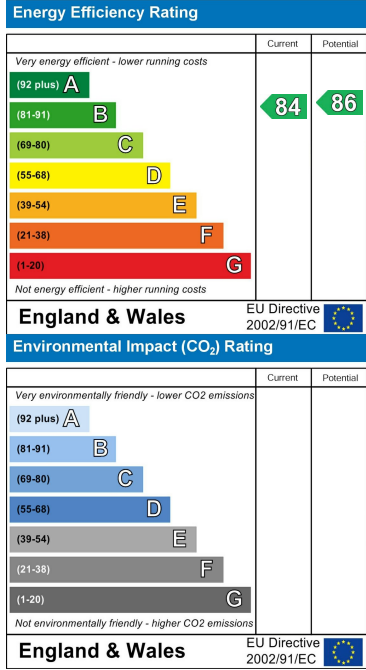
Total area: approx. 91.1 sq. metres (980.1 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.